



RANCHO PALOS VERDES

NOTICE OF PREPARATION

To: Interested Persons

From: City of Rancho Palos Verdes
Community Development Department
30940 Hawthorne Blvd.
Rancho Palos Verdes, California 90275-5391
310-544-5228 or planning@rpv.com

Subject: **Notice of Preparation of an Environmental Impact Report (EIR) pursuant to the Requirements of the California Environmental Quality Act (CEQA) for proposed Zone 2 Landslide Moratorium Ordinance Revisions.**

The City of Rancho Palos Verdes will be the CEQA Lead Agency and will prepare an Environmental Impact Report (EIR) for the project identified below. We need to know the views of you or your agency as to the scope and content of the environmental information which is germane to you or your agency's statutory responsibilities in connection with the proposed project.

Project Title: Zone 2 Landslide Moratorium Ordinance Revisions

Location: The proposed ordinance revisions would apply to the approximately 112-acre "Zone 2 Landslide Moratorium Ordinance" area, located north of the intersection of Palos Verdes Drive South and Narcissa Drive in the Portuguese Bend area of the Palos Verdes Peninsula, within the City of Rancho Palos Verdes, County of Los Angeles, California. The Zone 2 area, located on the hills above the south-central coastline of the City, is within the City's larger (approximately 1,200-acre) Landslide Moratorium Area (LMA). Zone 2 consists of 111 individual lots. Of these, 64 are developed with residences and accessory structures and 47 are undeveloped or underdeveloped. These latter 47 will be the focus of the EIR.

Project Description:

Landslide Moratorium Ordinance Revisions. Section 15.20.040 of the Rancho Palos Verdes Municipal Code establishes the process for requesting exceptions to the existing moratorium on "the filing, processing, approval or issuance of building, grading or other permits" within the existing landslide moratorium area. The proposed landslide moratorium ordinance revisions would augment the existing exceptions to allow for the future submittal of Landslide Moratorium Exception (LME) applications for 47 undeveloped or underdeveloped lots within Zone 2. It should be noted that the granting of an LME does not constitute approval of a specific project request, but simply grants the property owner the ability to submit the appropriate application(s) for consideration of a specific project request.

Future Development Potential. The potential granting of up to 47 LME requests under the proposed ordinance revisions would permit individual property owners to then apply for individual entitlements to develop their lots. The undeveloped lots within Zone 2 are held in multiple private ownerships so the timing and scope of future development is not known. For the purposes of the EIR, it will be assumed that development would occur over a period of at least 10 years from adoption of the ordinance revisions in a manner consistent with the private architectural standards adopted by the Portuguese Bend Community Association and the City's underlying RS-1 and RS-2 zoning regulations. Therefore, the future development assumptions for Zone 2 include the following:



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- Forty-seven single-story, ranch-style residences with attached or detached three-car garages, with minimum living area of 1,500 square feet and maximum living area of 4,000 square feet or 15% of gross lot area, whichever is less;
- Less than 1,000 cubic yards of grading (cut and fill combined) per lot, with no more than 50 cubic yards of imported fill per lot;
- Maximum 25% (RS-1) or 40% (RS-2) net lot coverage;
- Maximum building height of 16 feet for residences and 12 feet for detached accessory structures;
- Minimum front setbacks of 20 feet, minimum rear setbacks of 15 feet, minimum street-side setbacks of 10 feet, and minimum interior side setbacks of five feet, with setbacks along private street rights-of-way measured from the easement line rather than the property line; and
- No subdivision of existing lots within Zone 2.

The detailed project description, location, and potential environmental effects are contained in an Initial Study that, if not attached to this notice, is on file with the Community Development Department at City Hall, 30940 Hawthorne Boulevard, Rancho Palos Verdes, and is available for review between the hours of 7:30 a.m. and 5:30 p.m., Monday through Thursday, and 7:30 a.m. and 4:30 p.m., on Friday. Furthermore, the Notice of Preparation of an EIR / Initial Study is available for public review at the Planning Department at City Hall, the Miraleste Library, the Palos Verdes Main Library, and the City's website. To access the Initial Study on the City's Website or other information regarding the proposed project, log on to www.palosverdes.com/rpv and click on City Departments; then click on Community Development Department; then click on Planning and Zoning on the right side of the page. The link to the Zone 2 Landslide Moratorium Ordinance Revisions Project is under the "Information on Major Proposed Development Projects" links in the center of the page.

You are receiving this notice since City records indicate that you are an interested person or agency, or own property within a 500-foot radius of the project area. If you wish to provide comments on the scope and content of the Initial Study, please submit your comments to:

Kit Fox, AICP, Associate Planner
City of Rancho Palos Verdes, Planning Division
30940 Hawthorne Boulevard
Rancho Palos Verdes, CA 90275
Fax: (310) 544-5293
Email: kitf@rpv.com

Due to the time limits mandated by State law, written comments on the scope and content of the EIR must be sent no later than 30 days after receipt of this notice, or by February 2, 2011. Responsible agencies are requested to indicate their statutory responsibilities in connection with this project when responding.

In addition to written comments, in order to provide ample opportunity for public input, the City will hold a public scoping meeting at **7:00 p.m. on Tuesday, February 1, 2010**, at Hesse Park Community Building, 29301 Hawthorne Blvd., Rancho Palos Verdes, CA 90275.

Please contact Mr. Kit Fox at 310-544-5228 or via e-mail at kitf@rpv.com for further information.

Date: January 3, 2011

Signature _____
Name and Title: Joel Rojas, Planning Director